

## **STATE PROPERTIES COMMITTEE MEETING**

**TUESDAY, JANUARY 19, 2010**

The meeting of the State Properties Committee was called to order at 10:03 a.m. by Chairman Kevin M. Flynn. Other members present were Robert Griffith representing the Rhode Island Department of Administration; Richard Woolley representing the Rhode Island Department of Attorney General; Robert W. Kay and John A. Pagliarini, Jr., Public Members. Others in attendance were Anthony Paolantonio from the Rhode Island House of Representatives; Meredith Pickering from the Rhode Island Senate Fiscal Office; Bruce Cadden from the Rhode Island Department of Transportation. Jane Morgan from the Office of Health and Human Services; Paul Grenon from the Department of Mental Health, Retardation and Hospitals; Michelle Sheehan from the Rhode Island Department of Environmental Management; Daniel Evangelista from the Rhode Island Division of Veterans Affairs; Larry Schwartz and David Reiss from the Ocean State Consortium; Frank DiMaio and Ted Polak from the John E. Fogarty Center; Brian Peterson from the Rhode Island Department of Children Youth and Families.

Chairman Flynn noted for the record that the State Properties Committee did have a quorum present.

**ITEM A – Department of Environmental Management – A request was made for approval of and signatures on a Purchase and Sale Contract for the donation of thirty-eight (38) acres of land located along Cider Mill Road in the Town of Burrillville; known as the Lanzetta Property.**

**Ms. Sheehan presented a map of the subject property for review by the Committee. Ms. Sheehan explained that the State Properties Committee granted the Department's request for conceptual approval to accept the donation of the subject property in November 2009. Ms. Sheehan indicated that the Department is back before the Committee today seeking approval of and signatures on the Purchase and Sale Agreement by and between Scott M. Lanzetta and the Department of Environmental Management. Ms. Sheehan indicated that the property is quite remote and the Department is not anticipating any management or maintenance costs. Further, the Department intends to transfer the property to either The Nature Conservancy or a local conservation group in the near future. Therefore, Ms. Sheehan indicated that there will be essentially no costs associated with this transaction. A motion to approve was made by Mr. Pagliarini and seconded by Mr. Woolley.**

**Passed Unanimously**

**ITEM B – Department of Transportation – A request for was made for conceptual approval to dispose of 8,800± square feet of State-owned property located on Beausoleil Street in the Town of Cumberland. Mr. Cadden indicated that the subject property is actually bisected by the Cumberland/Woonsocket line. The property is an uneconomic remnant located directly adjacent to the applicant's parcel, which is currently landlocked. The applicant wishes to utilize the subject property as access to that abutting parcel of land. Chairman Flynn indicated that he assumes the subject property is not a buildable lot. Mr. Cadden presented a map for the Committee's review and utilizing**

said map explained the reason the subject property is not a buildable lot. Mr. Pagliarini asked whether it is known whether the applicant intends to build a single family dwelling or a condominium. Mr. Cadden indicated that the applicant intends to build single family home. Mr. Pagliarini indicated that the Committee was provided with a copy of an inter-office memorandum from the time when the subject property went before the Land Sales Committee and it is somewhat conflicting. The summary states that the applicant wishes to purchase property; however, the Land Sales Committee's meeting agenda listed the item as an easement request. Mr. Cadden stated that the item should have been included on the agenda as a request to purchase the property, not as an easement request. Assuming the Committee grants the Department's request for conceptual approval to dispose of the property; Chairman Flynn asked that the Committee be provided with some sort of written verification that the subject property is not a buildable lot as a stand alone parcel. Mr. Pagliarini asked if the appraisal of the property would be an in-house appraisal. Mr. Cadden stated that he anticipates that the appraisal will be an in-house appraisal. Mr. Pagliarini recommended that whoever conducts the appraisal should verify with the Cumberland Town Hall/Woonsocket City Hall to ensure that the subject property is not a buildable lot. A motion to approve was made by Mr. Kay and seconded by Mr. Pagliarini subject to the Department providing the Committee with documentation evidencing that the subject property is not a buildable lot.

**Passed Unanimously**

**ITEM C – Department of Mental Health, Retardation and Hospitals – A request was made for conceptual approval for the transfer of State-owned property located at 492 South Main Street in the City of Woonsocket. Ms. Morgan explained that the subject property is similar to the Gaskill Street property that was before the Committee on December 22, 2009, in that it has been owned by the State of Rhode, has been vacant for a very long time and is currently in a terrible state of disrepair. Ms. Morgan noted that it would cost more to repair and restore the property in order to bring it up to code than it would be worth to the State of Rhode Island. Ms. Morgan stated that at this point, three (3) providers have joined forces and formed a consortium that will be working with the Veterans Administration and the soon-to-be Department of Veterans Human Services to develop a permanent housing placement for veterans returning from service that have no where to live. Ms. Morgan indicated that Frank DiMaio is present to address any concerns or answer any questions the Committee may have regarding the details of the project as well as Dan Evangelista from the Division of Veterans Affairs. Ms. Morgan indicated that Mr. Grenon from MHRH is also present to address questions regarding the building. Chairman Flynn stated that if his memory serves him correctly, both the Gaskill property and the South Main Street property were put out to public bid; however, no responses whatsoever were received. Mr. Grenon indicated that in 2008, the properties were offered at a public bid and there were no responses received. Ms. Morgan stated that another issue with the property is that it is an historic building, which places limits,**

restrictions and higher standards relative to any restoration efforts. Mr. Kay asked that someone elaborate on the veterans' component of the request. Mr. Evangelista explained that from a veterans' benefit prospective each and every individual will more than likely be enrolled in the Veterans Administration Healthcare System and will receive assistance in applying for any and all benefits to which they may be eligible including rental assistance. Mr. DiMaio explained that the consortium itself has hired a consultant that has been in discussions with Rhode Island Housing for funding of the project. The consultant is also preparing a funding plan for the necessary renovations to the subject property. The consortium has engaged the services of a contractor to put together some numbers in that regard. The consortium has further interviewed architects and will select the successful candidate by the end of this week. Mr. DiMaio stated the consortium intends to obtain all the funding for this project through Rhode Island Housing. Mr. Pagliarini asked who the consortium's target veteran is; is it disabled veterans, veterans with families or single veterans? Mr. DiMaio stated that the program is aimed at single veterans. Mr. Pagliarini asked how many veterans will be placed within this facility. Mr. DiMaio indicated that the program hopes to place nine (9) or ten (10) veterans at the South Street facility. Mr. Pagliarini asked if the facility is a group home setting where there are areas in common such as one kitchen facility. Mr. DiMaio indicated that was correct and in fact the facility was a former group home. Mr. Pagliarini noted that this project is very similar to some of the housing provided by Operation Stand Down to homeless

**veterans, which has been very successful. A motion to approve was made by Mr. Pagliarini and seconded by Mr. Woolley.**

**Passed Unanimously**

**ITEM D – Department of Children Youth and Families – A request to submit updated information to the State Properties Committee relative to the month-to-month status of the leases for the following regional offices currently leased by the Department.**

- 1. 530 Wood Street in the Town of Bristol; and**
- 2. 650 Ten Rod Road in the Town of North Kingstown; and**
- 3. 249 Roosevelt Avenue in the City of Pawtucket; and**
- 4. 191 Social Street in the City of Woonsocket.**

**Chairman Flynn reminded the Committee that these Lease Agreements were**

**previously before the Committee when the intent was exercise the Department's option to lease the above-referenced facilities for a term of five (5) year and in one instance for a term of ten (10) years; however, the Department requested approval to lease the properties on a month-to-month basis until such time as the General Assembly could consider and vote on the Resolution. Chairman Flynn stated that at this time, the Department still needs to lease the properties on**

a month-to-month basis; however, the purpose for this arrangement has changed. Mr. Peterson indicated that as stated by the Chairman, the Department was previously before the Committee in June of 2009, seeking permission to enter into negotiations relative to the Department's option to extend the Lease Agreements. The Resolution was actually considered and approved by the Senate and in October it would return to the House of Representatives; however, at that time the State of Rhode Island began examining all the properties being leased by the State and went about finding ways to consolidate offices in order to lease less property. Mr. Peterson indicated that the Department is in the middle of the consolidating process now. Mr. Peterson indicated that none of the landlords have been notified of the Department's intent to terminate some or perhaps even all of the Lease Agreements. Mr. Peterson stated that 101 Friendship Street and the Steadman Center are being examined for the possible consolidation of these facilities. Mr. Peterson indicated that the Department of Administration is doing an exemplary job of finding ways to reconfigure said consolidation. Mr. Peterson explained that initially the request for month-to-month leases were being hurried along, but ultimately the Department requested that the House of Representatives refrain from voting on the Resolution in view of the consolidation effort; however, at this time the bills still need to be paid and the Department needs to continue the Lease Agreements on a month-to-month basis. Mr. Peterson noted that at the request of the Chairman, he is before the Committee to provide updated information regarding the Department's intent to continue to

lease the subject properties until such time as a consolidation plan is executed. Mr. Peterson stated that the Department should know within the next week or two which of the Lease Agreements will be terminated. Mr. Peterson indicated that the long-term plan is to relocate the entire DCYF operation to the Pastore Center. Chairman Flynn recommended that at some point the Department of Children, Youth and Families provide a schedule to Director Sasse and the Division of Purchases in order to give them with a sense regarding the timeframes of the Lease Agreements. Mr. Peterson reiterated that none of the landlords have been notified about the potential termination of the Lease Agreements; however, he anticipates that will happen sometime within the next week or two. At this time, no action by the State Properties Committee is necessary relative to this item.

Under discussion, Mr. Peterson noted that there is an additional issue that he wished to discuss with the Committee regarding parking needs during the Child Service and Family Review. Mr. Peterson explained that the Child Service and Family Review is conducted every couple of years and a team of approximately forty (40) individuals consisting of federal employees, employees from other states as well as the Department's own staff go out into the various communities to conduct the reviews and return to the Department between 10:00 p.m. and 11:00 p.m. as it is a very intensive process. When these individuals are working at 101 Friendship Street during the evening hours, the Department needs to secure places for them to park and said places need to be secure. Mr. Peterson noted that



unfortunately the neighborhood where the facility is located has recently appeared in the news regarding several serious crimes committed in the area. Mr. Peterson stated that for the week of the reviews, he would like to remove the State vehicles from the secured parking lot located at the Friendship Street facility and allow the people conducting the reviews to utilize the said parking lot. Mr. Peterson indicated that he would then like to rent parking spaces within a parking garage where the State vehicles can be kept during the night, as he feels a fleet of white, State-owned vehicles left unsecured would prove to be an attractive target for vandalism. Mr. Peterson indicated that he is obtaining quotes from area garages at this time and will return to the Committee in the near future with a formal request and additional information. Chairman Flynn suggested that Mr. Peterson bring this issue to the attention of Marco Schiappa and Ron Renaud of the Department of Administration.

There being no further business to come before the State Properties Committee, the meeting was adjourned at 10:27 a.m. A motion was made to adjourn by Mr. Pagliarini and seconded by Mr. Woolley. Passed Unanimously

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Holly H. Rhodes, Executive Secretary